

SINGLE FAMILY DESIGN BOARD AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR. STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, November 10, 2008 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: WILLIAM MAHAN, CHAIR

PAUL ZINK, VICE-CHAIR
BERNIE BERNSTEIN
ERIN CARROLL
GLEN DEISLER
GARY MOSEL
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor

TONY BOUGHMAN, Planning Technician GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Single Family Design Board of Review approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- 1. That on Wednesday, November 05, 2008 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
- 2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Single Family Design Board meeting of October 27, 2008.
- C. Consent Calendar. November 3 and November 10, 2008.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

PRELIMINARY REVIEW

1. 826 JIMENO RD E-1 Zone

(3:15) Assessor's Parcel Number: 029-042-003

Application Number: MST2008-00382

Owner: James Blascovich and Brenda Major

Applicant: Wade Davis Design

(Proposal to add a new covered front entry porch, and 812 square feet of additions by converting lower level crawl space, a 13 square foot addition to the upper level, demolition of a 191 square foot rear deck, 508 square feet of new lower-level rear decks, and 580 square feet of new upper-level rear decks. Staff Hearing Officer approval of a modification is requested to allow the new porch to encroach into the front yard setback. The existing 2,598 square foot single-family residence, including a 458 square foot two-car garage is located on a 9,077 net square foot lot in the Hillside Design District. The proposed total of 2,611 square feet is 75% of the maximum FAR.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 081-08.)

PRELIMINARY REVIEW

2. 1708 CHINO ST R-2 Zone

(3:45) Assessor's Parcel Number: 043-183-020 Application Number: MST2008-00143

Owner: Manuel and Maria Elena Rodriguez

Architect: Garcia Architects

(Proposal for a new 546 square foot second-story addition. The existing 1,091 square foot one-story single-family residence including a 187 square foot detached one-car garage is located on a 3,800 square foot lot. Staff Hearing Officer approval of a modification is requested to allow alterations to the existing porch in the required front yard setback. The proposed total of 1,824 square feet is 83% of the maximum guideline FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 060-08.)

FINAL REVIEW

3. 1704 PATERNA RD E-1 Zone

(4:15) Assessor's Parcel Number: 019-184-008 Application Number: MST2008-00208

Owner: Eileen Haber

Owner: Eileen Haber Architect: Doug Reeves

(Proposal for repairs, remodeling, and 555 square feet of first-floor additions for an existing 2,863 square foot two-story single-family residence that was damaged by fire. The proposal includes a new driveway and two uncovered parking spaces in addition to the existing 340 square foot two-car garage. The proposed total of 4,395 square feet on the 17,605 square foot lot in the Hillside Design District is slightly less than 100% of the maximum guideline FAR.)

PRELIMINARY REVIEW

4. 2211 WHITE AVE E-3 Zone

(4:45) Assessor's Parcel Number: 041-252-037

Application Number: MST2008-00308

Owner: Oliviander LLC Architect: Kent Mixon

(Proposal for a 363 square foot first-floor addition and a new 408 square foot second-story for an existing 959 square foot one-story single-family residence. The proposal includes 471 square feet of first-floor decks and a 102 square foot second-floor deck. Parking would be provided in a new 234 square foot one-car carport attached to the house and also attached to the existing 220 square foot one-car carport. This application will abate the unpermitted setback encroachments noted as violations in Zoning Information Report 2008-00039. The proposed total of 2,183 square feet on the 5,486 square foot lot is slightly less than 85% of the maximum FAR. Staff Hearing Officer approval is requested for a modification to allow alterations to part of the existing house that is in the interior setback.)

(Project requires compliance with Staff Hearing Officer Resolution No. 072-08.)

PRELIMINARY REVIEW

5. 2109 MOUNT CALVARY RD

A-1 Zone

(5:15) Assessor's Parcel Number: 021-073-017

Application Number: MST2007-00454 Owner: Kurt and Carole Kinzel

Architect: James LeCron

(Revised proposal to demolish an existing 2,556 square foot house and 400 square foot attached garage and construct a new two-story 5,471 square foot single-family residence, including an attached 750 square foot three-car garage on the 1.1 acre lot in the Hillside Design District. The project includes 481 square feet of second-story balconies and 752 square feet of first-floor decks. The proposal is 109% of the maximum guideline FAR.)

(Revised preliminary approval is requested. The project has been revised to eliminate the basement, eliminate the tower, and reduce overall size by 738 net square feet. The new proposal is 109% of the maximum guideline FAR.)

***SCHEDULED RECESS: 5:45 - 6:05 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 248 OLIVER RD E-3/SD-3 Zone

(6:05) Assessor's Parcel Number: 045-082-001

Application Number: MST2008-00495

Owner: Dennis and Kathryn Nelson, Living Trust

Architect: Y. S. Kim

(Proposal for a new 524 square foot second-story, a 21 square foot addition to the first-floor, a 91 square foot addition to the attached garage, and a 240 square foot upper-level deck. The existing one-story 1,291 square foot single-family residence, including the 341 square foot two-car garage, is located on a 7,400 square foot lot in the coastal zone. A patio cover and portion of driveway will be removed to abate the violation in ZIR96-00926. The proposed total of 1,927 square feet is 63% of the maximum FAR.)

(Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1109 LUNETA PZ E-3/SD-3 Zone

(6:40) Assessor's Parcel Number: 045-222-035

Application Number: MST2008-00452

Owner: Peter Le Vay Architect: Tom Meaney

(Proposal for additions and remodeling for an existing 3,762 square foot two-story single-family residence, including a 384 square foot attached two-car garage, located on a 13,824 square foot lot in the Hillside Design District. The project would demolish 515 square feet and add 411 square feet to the first- and second-floors and construct a 260 square foot covered porch at the lower level and a 239 square foot covered porch at the second floor level. The project will abate violations in ENF2007-01283. The proposed total of 3,595 square feet is 85% of the maximum FAR. The project is located in the appealable jurisdiction of the coastal zone and Planning Commission approval of a coastal development permit is requested.)

(Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 3627 CAMPANIL DR A-1 Zone

(7:15) Assessor's Parcel Number: 047-101-003

Application Number: MST2008-00494

Owner: Mark Burke
Architect: Chris Spaulding
Applicant: Tracy Burnell

(Proposal for a new two-story 4,233 square foot single-family residence including an attached 481 square foot two-car garage. The existing 2,796 square foot house with attached garage would be demolished. A new landscape plan is proposed including removal of some trees, a 2,900 square foot patio, and 322 cubic yards of fill grading. The resulting project located on the 1.3 acre lot in the Hillside Design District is 82% of the maximum guideline FAR.)

(Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 1409 LA CIMA RD R-1 Zone

(7:50) Assessor's Parcel Number: 041-010-025 Application Number: MST2007-00270

Owner: Chris Brown
Architect: CSA Architects

(Revised proposal to construct a three-story 4,644 square foot single-family residence including a basement and an attached 734 square foot two-car garage. The proposal includes a 215 square foot second-story deck, a 233 square foot third-story deck. Proposed grading is 700 cubic yards of cut, 250 cubic yards of fill, and 450 cubic yards to be exported. The existing one-story 1,220 square foot single-family residence and detached 340 square foot garage will be demolished. The proposed total of 4,644 square feet on the 19,745 square foot lot in the Hillside Design District is 106% of the maximum guideline FAR.)

(First review of revised project. The new proposal is reduced by 822 total net square feet and the tower element is eliminated.)

CONSENT CALENDAR – SEE SEPARATE AGENDA